

ORDINANCE NO. R- 2016-2

TAX CODE(S) 82-06-30-029-111.009-029
& 82-06-30-029-111.010-029

AN ORDINANCE TO REZONE CERTAIN REAL ESTATE IN THE CITY OF EVANSVILLE,
STATE OF INDIANA, MORE COMMONLY KNOWN AS 1 South Goodsell Street.

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF EVANSVILLE, INDIANA,
AS FOLLOWS, TO WIT:

Section 1: That Ordinance no. G-82-51, being the Municipal Code of the City of Evansville,
Indiana, 1982, and more particularly Title XV, Chapter 153, by making certain changes in Atlas
1, which is made part of said section with respect to the following described real estate located
in the City of Evansville, Vanderburgh County, State of Indiana:

Part of Lots 2, 3, 5, and all of a vacated alley per Ordinance G-2015-32 lying between said Lots
2 and 3 all in Block 1 of Mid-Town Industrial Park, as per plat thereof, recorded in Plat Book J,
page 164 in the Office of the Recorder of Vanderburgh County, Indiana,; Also part of the
easement lying south of said Lot 2 in Mid-Town Industrial Park vacated by Ordinance G-91-26
and recorded in Deed Drawer 6, Card 7851 in said office of the Recorder; Also all of the
easement lying south of said Lot 3 in Mid-Town Industrial Park vacated by Ordinance No. 8-
1970 and recorded in Deed Book 550, Page 495 in said office of the Recorder and all being
more particularly described as follows:

Beginning at the southeast corner of said Lot 5; thence along the south line thereof, North 88
degrees 55 minutes 33 seconds West 184.36 feet to a corner of a vacated easement; thence
South 01 degrees 09 minutes 24 seconds West 10.00 feet to a corner of a vacated easement;
thence along the south line of a vacated easement, North 88 degrees 55 minutes 33 seconds
West a distance of 230.60 feet to a point on the extended west line of said Lot 3; thence along
said extended west line, North 04 degrees 36 minutes 16 seconds East 10.02 feet to the
southwest corner of said Lot 3 on the south line of said Block 1; thence along the south line of
said Block 1, North 88 degrees 55 minutes 33 seconds West 54.39 feet to a corner of a vacated
easement; thence South 01 degrees 04 minutes 27 seconds West 10.00 feet to a corner of a
vacated easement; thence along the south line of a vacated easement, North 88 degrees 55
minutes 33 seconds West 74.96 feet to the east right-of-way line of Fulton Avenue; thence
along the east line thereof, North 23 degrees 45 minutes 15 seconds East 132.41 feet to the
south right-of-way line of State Road 62 (Lloyd Expressway); thence along the south line
thereof, North 73 degrees 07 minutes 58 seconds East 94.87 feet; thence continue along said
south line, North 89 degrees 01 minutes 04 seconds East 375.37 feet to the west right-of-way
line of Goodsell Street; thence along the west line thereof, South 32 degrees 09 minutes 32
seconds East 50.14 feet to a point on the east line of said Lot 5; thence along the east line
thereof, South 01 degrees 10 minutes 46 seconds West 112.92 feet to the point of beginning,
containing 1.75 acres (76,337 sq.ft.).

by changing the zoning classification of the above-described real estate from M-2 to M-1, and
said real estate is hereby so rezoned and reclassified.

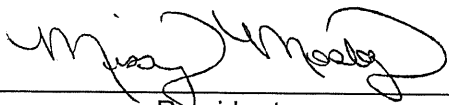
Section 2. The Director of the Area Plan Commission of Evansville and Vanderburgh County is
hereby authorized and directed, upon the enactment and approval of this ordinance, to cause
the change to be made on said Atlas 1 as set out in Section 1 of this Ordinance, and to make
notation in ink thereon of reference to the number of this ordinance and the date of final
publication of the amendatory ordinance after its passage and approval; however, failing to do
so shall not invalidate this Ordinance.

Section 3. This ordinance shall be in full force and effect from and after its passage by the
Common Council, its approval by the Mayor, and its publication as required by law, which
publication is now ordered.

FILED
DEC 14 2015


Anna W. Winkler
CITY CLERK

Passed by the Common Council of Evansville, Indiana, on this 14 day of march, 2016.



President

ATTEST:



City Clerk


Presented to me, the undersigned, City Clerk of the City of Evansville, Indiana, to the Mayor of said City, the

16 day of march, 20 16.



City Clerk

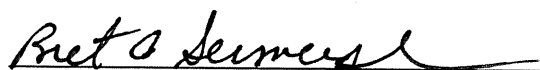
Having examined the forgoing Ordinance, I do now, as Mayor of the City of Evansville, Indiana, approve said Ordinance, and return same to the City Clerk this 16th day of March, 20 16, at 1 o'clock pm.



Mayor of the City of Evansville, Indiana

This Instrument Prepared By: Bret A. Sermersheim
 Morley and Associates, Inc.
 4800 Rosebud Lane
 Newburgh, IN 47630
 812-464-9585

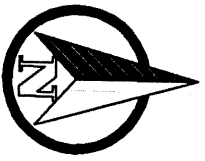
"I affirm under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law."



State Road 62 (Lloyd Expressway)

82-06-30-029-111.007-029
State of Indiana
Doc. 2007R00030843

82-06-30-029-111.002-029
State of Indiana
Doc. 2006R00025783



SCALE 1" = 60'

ONE WAY
West John Street
Variable width RW

Fulton Avenue
Variable width RW

82-06-30-029-050.007-029
State of Indiana
82-06-30-029-050.009-029
Evansville
Vanderburgh
Levee
82-06-30-029-050.010-029
Evansville
Vanderburgh
Levee

82-06-30-029-111.009-029
Evansville
Materials
M-3

82-06-30-029-111.003-029
American General Finance Management
Doc. 2007R00022220

82-06-30-029-111.004-029
American General Finance Management
Doc. 2003R00046352

82-06-30-029-112.007-029
American General Finance Management
Doc. 2004R00034616



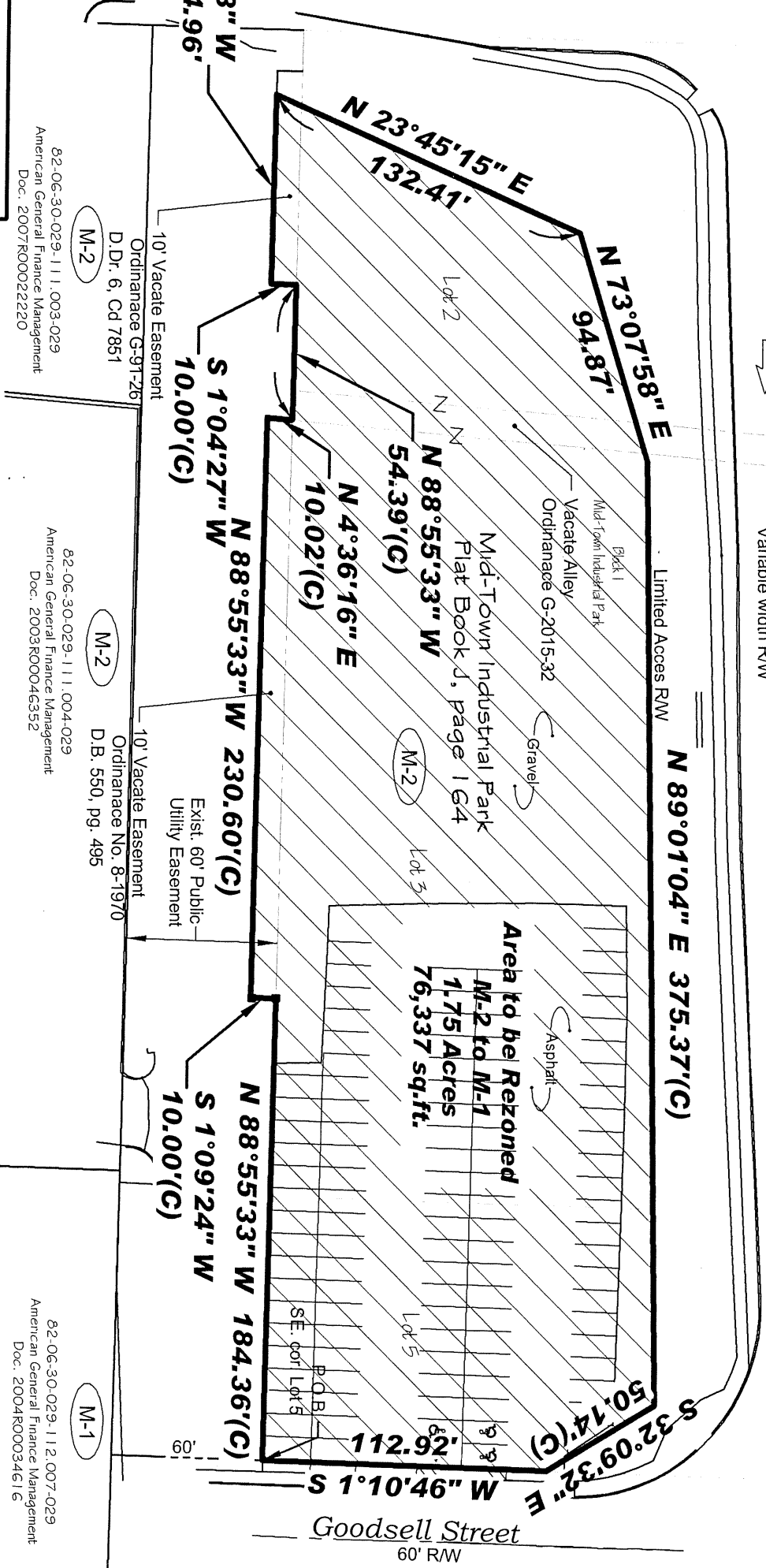
Engineering
Surveying
Architecture
Construction Management

4800 Rosebud Lane
Newburgh, IN 47630
(812) 464-9585
www.morleyandassociates.com

Rezone Exhibit
1 South Goodsell Street
Evansville, Indiana

Drawn By:	JEW	Job Number:	8668.4.002-A
Drawing Tab:	Rezone	Date:	12/11/2015
Filename:	8668.2015.Rezone.dwg		

Current Zoning of Site: M-2
Proposed Zoning: M-1
Current Use: Vacant, parking
Proposed Use: Offices w/parking lot



82-06-30-029-112.002-029
American General Finance Management
Doc. 2008R00003146

M-1

M-2

VERIFIED PETITION FOR REZONING

2015-45 -PC

Ordinance NO. R- 2016-2

Council District: Constance Robinson **WARD 4**

PETITIONER: John F. Rogers II

PHONE: 812-422-5656

ADDRESS: 400 E Sycamore St Evansville IN

ZIP CODE: 47713

OWNER OF RECORD: John F. Rogers II

PHONE: 812-422-5656

ADDRESS: 400 E Sycamore St Evansville IN

ZIP CODE: 47713

1. Petition is hereby made for the amendment of the "Zoning Maps" of the Area Plan Commission of Evansville and Vanderburgh County, pursuant to the Indiana Code and the Municipal Code of Evansville.
2. Premises affected are on the south side of the Lloyd Expressway, a distance of 0 feet E of the corner formed by the intersection of Lloyd Expressway and Fulton Avenue.

LEGAL DESCRIPTION:

Part of Lots 2, 3, 5, and all of a vacated alley per Ordinance G-2015-32 lying between said Lots 2 and 3 all in Block 1 of Mid-Town Industrial Park, as per plat thereof, recorded in Plat Book J, page 164 in the Office of the Recorder of Vanderburgh County, Indiana,; Also part of the easement lying south of said Lot 2 in Mid-Town Industrial Park vacated by Ordinance G-91-26 and recorded in Deed Drawer 6, Card 7851 in said office of the Recorder; Also all of the easement lying south of said Lot 3 in Mid-Town Industrial Park vacated by Ordinance No. 8-1970 and recorded in Deed Book 550, Page 495 in said office of the Recorder and all being more particularly described as follows:

Beginning at the southeast corner of said Lot 5, thence along the south line thereof, North 88 degrees 55 minutes 33 seconds West 184.36 feet to a corner of a vacated easement; thence South 01 degrees 09 minutes 24 seconds West 10.00 feet to a corner of a vacated easement; thence along the south line of a vacated easement, North 88 degrees 55 minutes 33 seconds West a distance of 230.60 feet to a point on the extended west line of said Lot 3; thence along said extended west line, North 04 degrees 36 minutes 16 seconds East 10.02 feet to the southwest corner of said Lot 3 on the south line of said Block 1; thence along the south line of said Block 1, North 88 degrees 55 minutes 33 seconds West 54.39 feet to a corner of a vacated easement; thence South 01 degrees 04 minutes 27 seconds West 10.00 feet to a corner of a vacated easement; thence along the south line of a vacated easement, North 88 degrees 55 minutes 33 seconds West 74.96 feet to the east right-of-way line of Fulton Avenue; thence along the east line thereof, North 23 degrees 45 minutes 15 seconds East 132.41 feet to the south right-of-way line of State Road 62 (Lloyd Expressway); thence along the south line thereof, North 73 degrees 07 minutes 58 seconds East 94.87 feet; thence continue along said south line, North 89 degrees 01 minutes 04 seconds East 375.37 feet to the west right-of-way line of Goodsell Street; thence along the west line thereof, South 32 degrees 09 minutes 32 seconds East 50.14 feet to a point on the east line of said Lot 5; thence along the east line thereof, South 01 degrees 10 minutes 46 seconds West 112.92 feet to the point of beginning, containing 1.75 acres (76,337 sq.ft.).

3. The commonly known address is 1 S Goodsell Street.
4. The real estate is located in the Zone District designated as M-2
5. The requested change is to (Zone District) M-1
6. Present existing land use is Vacant and parking
7. The proposed land use is Offices with parking lot
8. Utilities provided: (check all that apply)
City Water x Electric x Gas x Storm Sewer x
Sewer: Private _____ Public x Septic _____
9. All attachments are adopted by reference.

10. The owner, or attorney for the owner, hereby certifies that the owner of record shown above owns 50% or more of the area of the above described real estate. I affirm under the penalties for perjury that the foregoing representations are true.

(REQUIRED) Signatures:

DATE 12-14-2015
(when signed)

PETITIONER: _____

PRINTED NAME: John F. Rogers II

DATE 12-14-2015
(when signed)

OWNER OF RECORD: _____

PRINTED NAME: John F. Rogers II

REPRESENTATIVE FOR PETITIONER

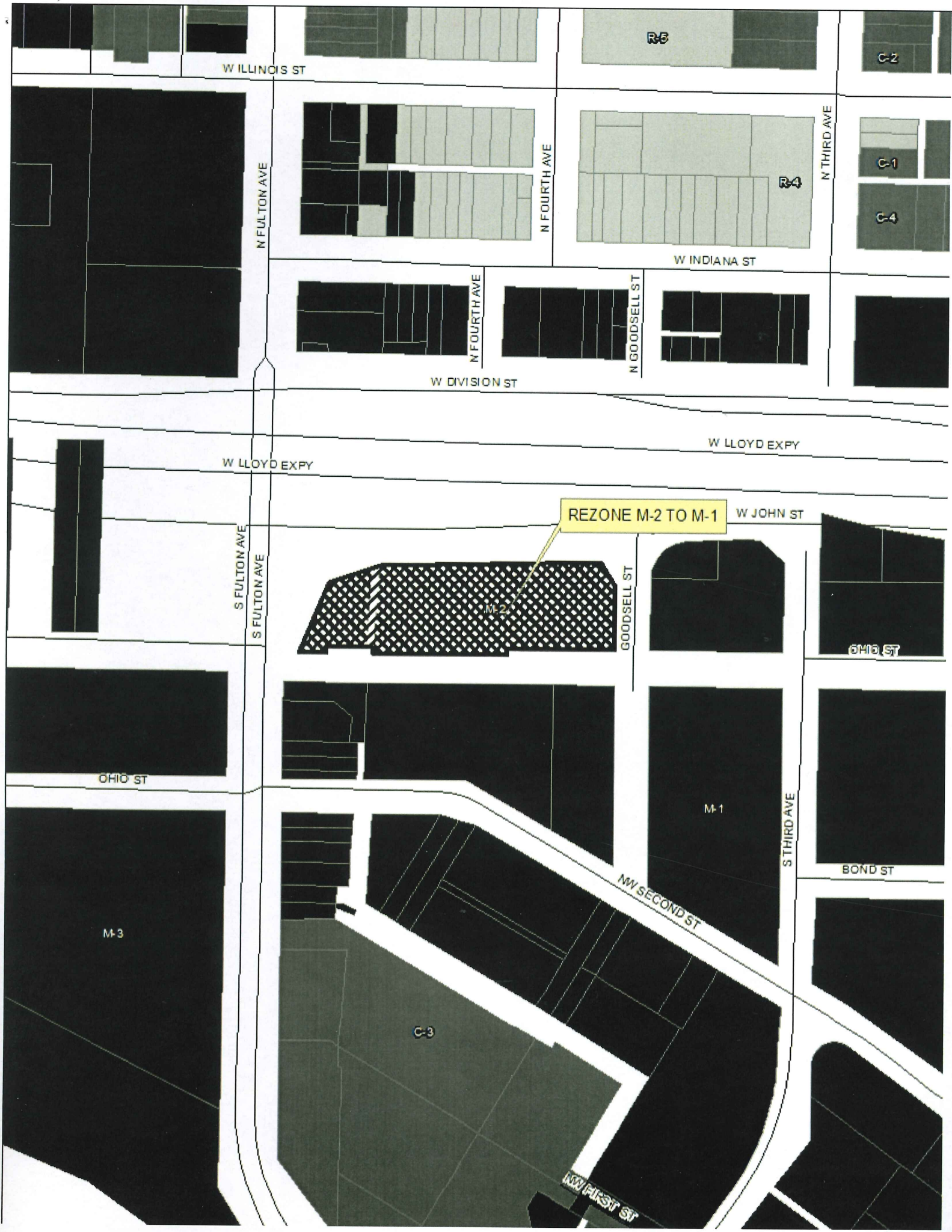
Morley and Associates, Inc.

4800 Rosebud Lane, Newburgh, IN 47630-812.464.9585

FILED

DEC 14 2015

Jana Winkler
CITY CLERK



W ILLINOIS ST

R-3

C-2

N FULTON AVE

N FOURTH AVE

N THIRD AVE

C-1

C-4

R-4

W INDIANA ST

N FOURTH AVE

N GOODSELL ST

W DIVISION ST

W LLOYD EXPY

W LLOYD EXPY

REZONE M-2 TO M-1

W JOHN ST

S FULTON AVE

S FULTON AVE

GOODSELL ST

M-2

6410 ST

OHIO ST

M-1

S THIRD AVE

BOND ST

M-3

C-3

NW SECOND ST

NW FIRST ST